



RESOLUTION

GRANTING A SPECIAL MANAGEMENT AREA USE PERMIT FOR ST. AUGUSTINE BY-THE-SEA CHURCH TO CONSTRUCT A ST. DAMIEN MUSEUM; DEMOLISH AND REPLACE AN EXISTING PARISH HALL (INCLUDING A NEW MULTI-PURPOSE BUILDING WITH PARKING, PARISH HALL, OFFICES, AND STORAGE SPACES); AND APPURTENANT SITE IMPROVEMENTS.

WHEREAS, the Department of Planning and Permitting (DPP) on May 7, 2012, accepted the application (File No. 2012/SMA-16) of the St. Augustine By-the-Sea Church herein referred to as the Applicant, for a Special Management Area Use Permit (SMP) for the construction of a new St. Damien Museum; demolition and replacement of an existing parish hall, including a new multi-purpose building with parking, parish hall, offices, and storage spaces; and appurtenant site improvements; and

WHEREAS, on June 29, 2012, the DPP held a public hearing which was attended by the Applicant, Agent, and several members of the community; and

WHEREAS, on July 30, 2012, within 20 working days after the close of the public hearing, the DPP having duly considered all evidence and the review guidelines as established in Sections 25-3.1 and 25-3.2, Revised Ordinances of Honolulu (ROH), and Sections 205A-2 and 205A-26, Hawaii Revised Statutes (HRS), completed its report and transmitted its findings and recommendation of approval to the Council; and

WHEREAS, the City Council, having received the findings and recommendation of the DPP on JUL 30 2012, and at its meeting of SEP 12 2012, having duly considered all of the findings and reports on the matter, approved the subject application for an SMP with the conditions enumerated below; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that an SMP be issued to the Applicant under the following conditions:

- A. Construction and operation of the new St. Damien Museum, multi-purpose building, and appurtenant site improvements shall be in general conformity with the Project as described in the Report and Recommendation of the Director of the Department of Planning and Permitting (DPP), referenced herein, and the plans attached hereto as Exhibits C-1 through C-6 (referenced as Attachments 1 through 6 in the attached Draft Resolution). Any changes in the size or nature of the approved Project which have a significant effect on coastal resources addressed in Chapter 25, Revised Ordinances of Honolulu (ROH), and/or



RESOLUTION

Chapter 205A, Hawaii Revised Statutes (HRS), shall require a new application and permit. Any changes which do not have a significant effect on coastal resources shall be considered a minor modification and therefore permitted under this resolution, upon the review by and approval of the Director of the DPP.

- B. Prior to the approval of any development permit for the Project, the Applicant shall prepare an archaeological monitoring program for the review of and approval by the State Historic Preservation Division (SHPD); and, the Applicant shall provide the DPP with adequate written documentation that this has been accomplished. An archaeological monitor shall be present during all subsurface activities conducted during construction. Any deviation from this requirement shall first follow consultation with and written concurrence from the SHPD.

Furthermore, if during construction any previously unidentified archaeological sites or remains (such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings, or walls) are encountered, the Applicant shall stop work and contact the SHPD immediately. Work in the immediate area shall be stopped until the SHPD is able to assess the impact and make further recommendations for mitigative activity.

- C. Approval of this SMP does not constitute compliance with the Land Use Ordinance (LUO) or other governmental requirements, including building and/or grading permit approval. These are subject to separate review and approval. The Applicant shall be responsible for insuring that the final plans for the Project approved under this permit comply with all applicable LUO and other governmental provisions and requirements.
- D. Prior to the issuance of any development permit for the Project (other than a demolition permit for the existing parish hall), the Applicant shall obtain from the DPP a Waikiki Special District (Major) Permit and Conditional Use (Minor) Permit for joint development, as required for the Project.
- E. **The Applicant shall obtain a development permit for the proposed development within two years of the date of this permit.** Failure to obtain a development permit within this period shall render this permit null and void, provided that this period may be extended as follows: The Director of the DPP may extend this period if the Applicant demonstrates good cause, but the period shall not be extended beyond one year from the initial deadline set by the City Council (Council).



RESOLUTION

If the Applicant demonstrates good cause for an extension exceeding one year, the Director shall prepare and submit to the Council a report on the proposed extension, which report shall include the Director's findings and recommendations thereon. The Council may approve the proposed extension or an extension for a shorter or longer period, or deny the proposed extension, by adoption of a committee report or resolution. If the Council fails to take final action on the proposed extension within the first to occur of: (1) 60 days after receipt of the Director's report or (2) the Applicant's then-existing deadline for obtaining a building permit, the extension shall be deemed to be denied.

BE IT FINALLY RESOLVED by the Council of the City and County of Honolulu that the Clerk be and is directed to transmit copies of this resolution to David K. Tanoue, Director of the Department of Planning and Permitting, 650 South King Street, Seventh Floor, Honolulu, Hawaii 96813; Father Lane Akione, St. Augustine By-the-Sea Church, 130 Ohua Avenue, Honolulu, Hawaii 96815; Ronald A. Sato, Helber Hastert & Fee Planners, Inc., 733 Bishop Street, Suite 2590, Honolulu, Hawaii 96813; and Jesse K. Souki, Director of the Office of Planning (Attention: Coastal Zone Management Branch), P. O. Box 2359, Honolulu, Hawaii 96804.

INTRODUCED BY:

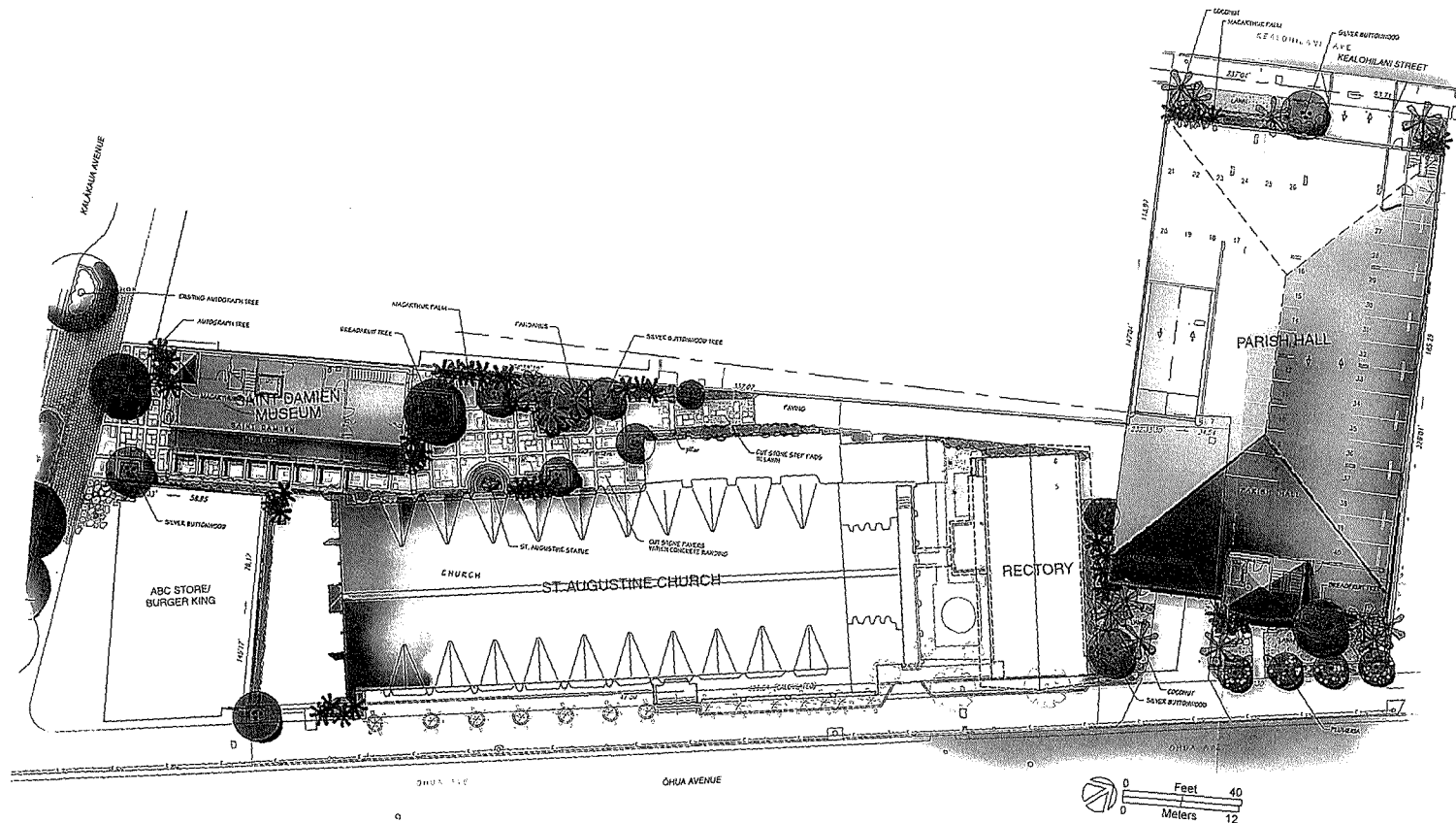
[Signature] (br)

DATE OF INTRODUCTION:

JUL 31 2012

Honolulu, Hawaii

Councilmembers

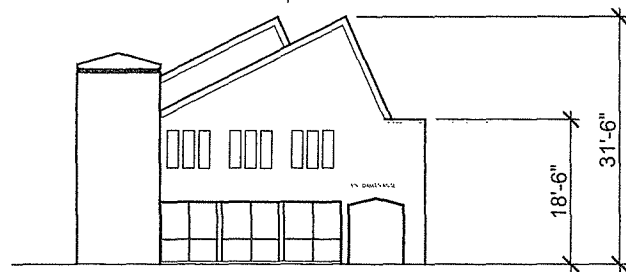


Source: Mason Architects, Inc. and Helber Hastert & Fee Planners, Inc., May 2010.

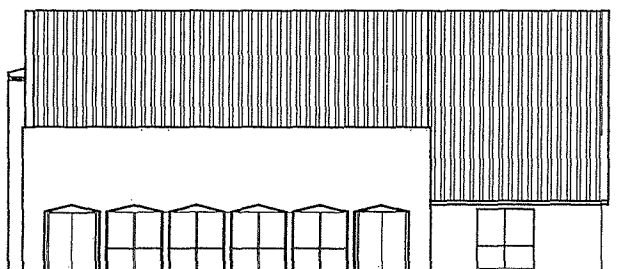
CONCEPTUAL SITE PLAN ST. AUGUSTINE-BY-THE-SEA CHURCH MASTER PLAN WAIKIKI, O'AHU, HAWAII

Attachment 1

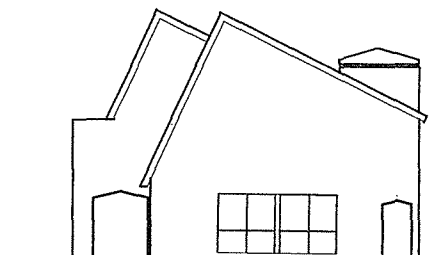
Figure 4



MAKAI ELEVATION



EAST ELEVATION



MAUKA ELEVATION

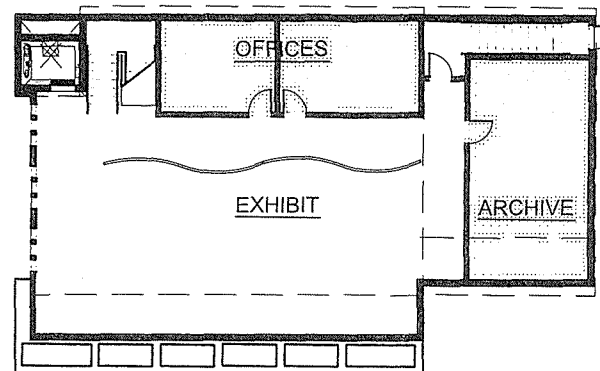
A1

EXTERIOR ELEVATIONS

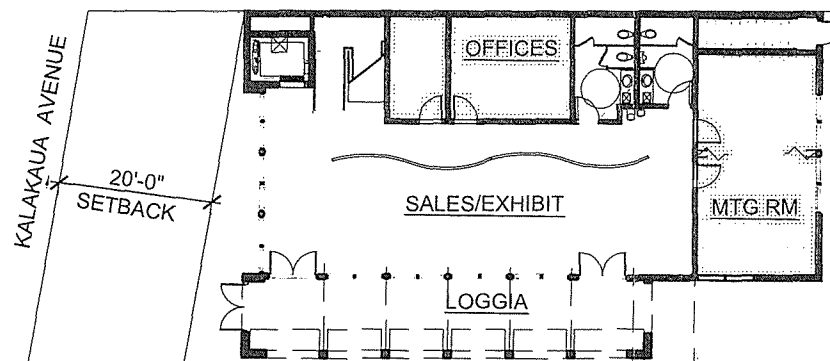
1/16" = 1'-0"

REF FROM:

0 4' 8' 16' 32'



UPPER FLOOR



LOWER FLOOR

C1

FLOOR PLANS

1/16" = 1'-0"

REF FROM:

0 4' 8' 16' 32'



Mason Architects

119 Merchant Street, Suite 501
Honolulu, Hawaii 96813
www.masonarch.com
Voice: 808 536-0556
Fax: 808 526-0577

PROGRESS SET

Not for Construction

PROJECT

SAINT AUGUSTINE
DEVELOPMENT PLAN

130 OHUA STREET
HONOLULU, HI
(1) 2-6-026: 012 & 015

MARK	DATE	DESCRIPTION
ISSUE:		

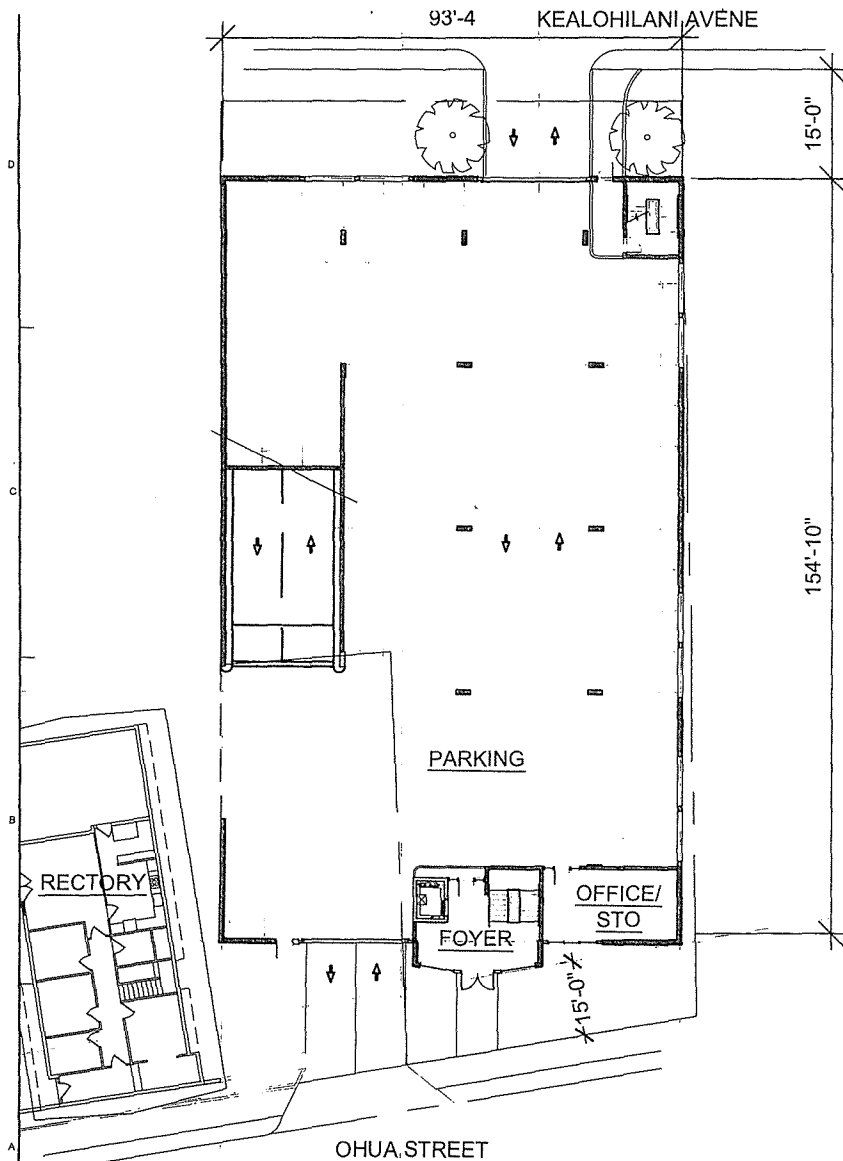
PROJECT NO:	
CAD DWG FILE:	A2 - A5 Floor Plans & Elevs.dwg
PLOTTED:	Apr 16, 2012 - 4:17PM
DESIGNED BY:	BSS
DRAWN BY:	BSS
CHECKED BY:	GM

SHEET TITLE
SAINT AUGUSTINE CHURCH
DEVELOPMENT PLAN

FLOOR PLANS AND
EXTERIOR ELEVATIONS

FIGURE 5

Attachment :



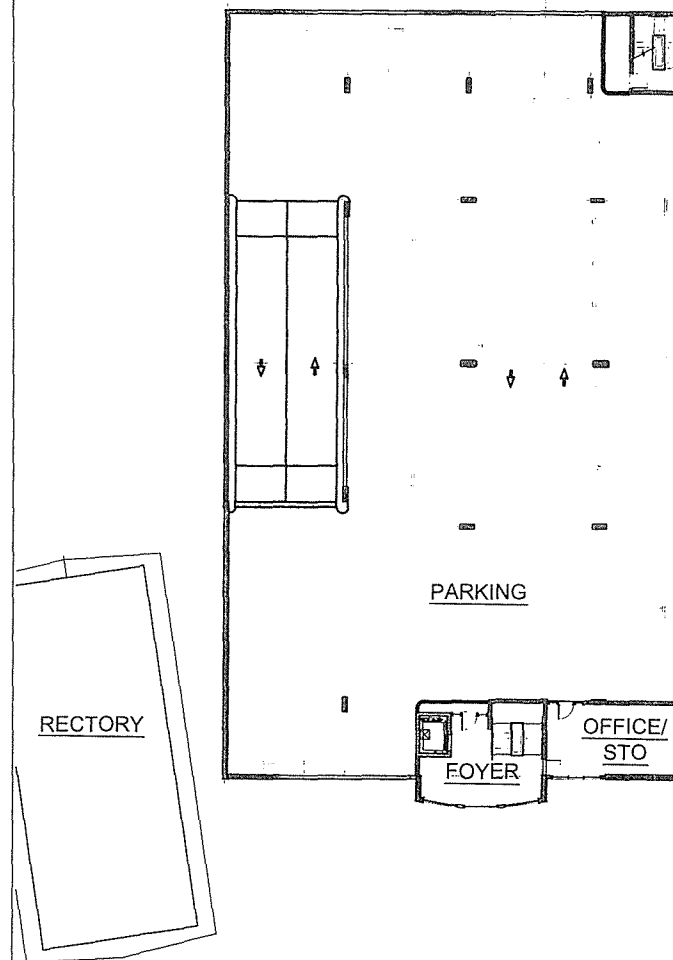
A1

PARISH HALL - 1ST FLR PLAN

3/64" = 1'-0"

0 4' 8' 16' 32' 48'

REF FROM:



A3

PARISH HALL - 2ND FLR PLAN

3/64" = 1'-0"

0 4' 8' 16' 32' 48'

REF FROM:

M ARCHITECTURE
RESTORATION
RENOVATION
RESEARCH

Mason Architects
119 Merchant Street, Suite 501
Honolulu, Hawaii 96813
www.masonarch.com
Voice: 808 536-0556
Fax: 808 526-0577

PROGRESS SET

Not for Construction

PROJECT

SAINT AUGUSTINE
DEVELOPMENT PLAN

130 OHUA STREET
HONOLULU, HI
(1) 2-6-026: 012 & 015

MARK DATE DESCRIPTION

ISSUE:

PROJECT NO:
CAD DWG FILE: A2 - A5 Floor Plans & Elevs.dwg
PLOTTED: Apr 16, 2012 - 4:22PM
DESIGNED BY: BSS
DRAWN BY: BSS
CHECKED BY: GM

SHEET TITLE

SAINT AUGUSTINE CHURCH
DEVELOPMENT PLAN
PARISH HALL
FLOOR PLANS
FIRST AND SECOND FLRS

FIGURE 6

Attachment 3



Mason Architects

119 Merchant Street, Suite 501
Honolulu, Hawaii 96813
www.masonarch.com
Voice: 808 536-0556
Fax: 808 526-0577

PROGRESS SET

Not for Construction

PROJECT

SAINT AUGUSTINE DEVELOPMENT PLAN

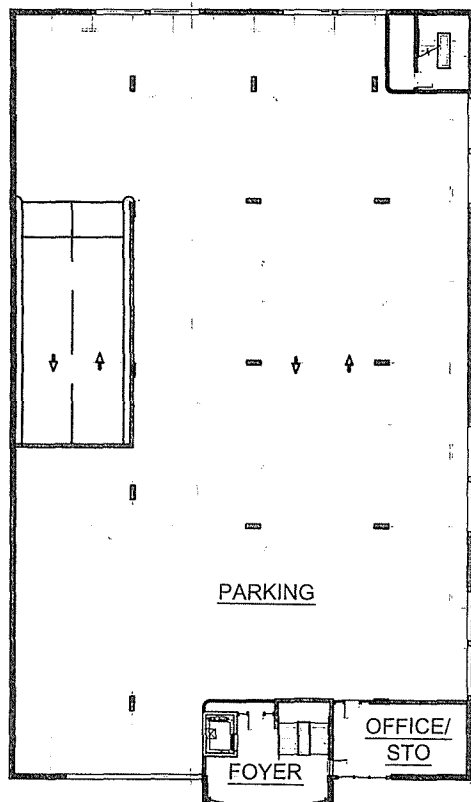
130 OHUA STREET
HONOLULU, HI
(1) 2-6-026: 012 & 015

MARK	DATE	DESCRIPTION
ISSUE:		

PROJECT NO:
CAD DWG FILE: A2 - A5 Floor Plans & Elevs.dwg
PLOTTED: Apr 16, 2012 - 4:23PM
DESIGNED BY: BSS
DRAWN BY: BSS
CHECKED BY: GM

SHEET TITLE
SAINT AUGUSTINE CHURCH
DEVELOPMENT PLAN
PARISH HALL
FLOOR PLANS
THIRD AND FOURTH FLRS

FIGURE 7



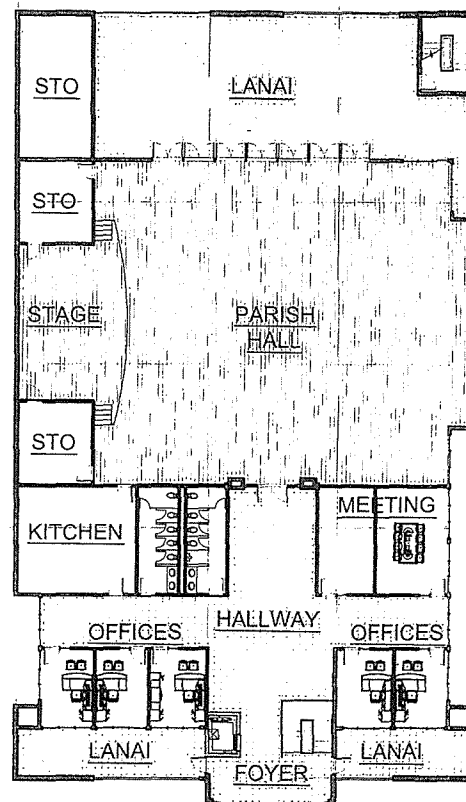
A1

PARISH HALL - 3RD FLR PLAN

3/64" = 1'-0"

0 4' 8' 16' 32' 48'

REF FROM:



A3

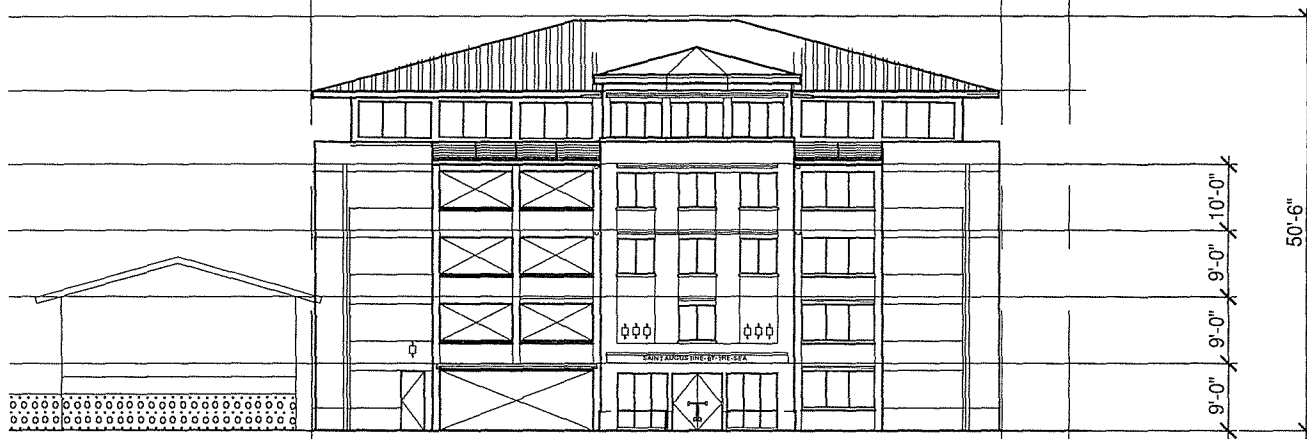
PARISH HALL - 4TH FLR PLAN

3/64" = 1'-0"

0 4' 8' 16' 32' 48'

REF FROM:

Attachment 4



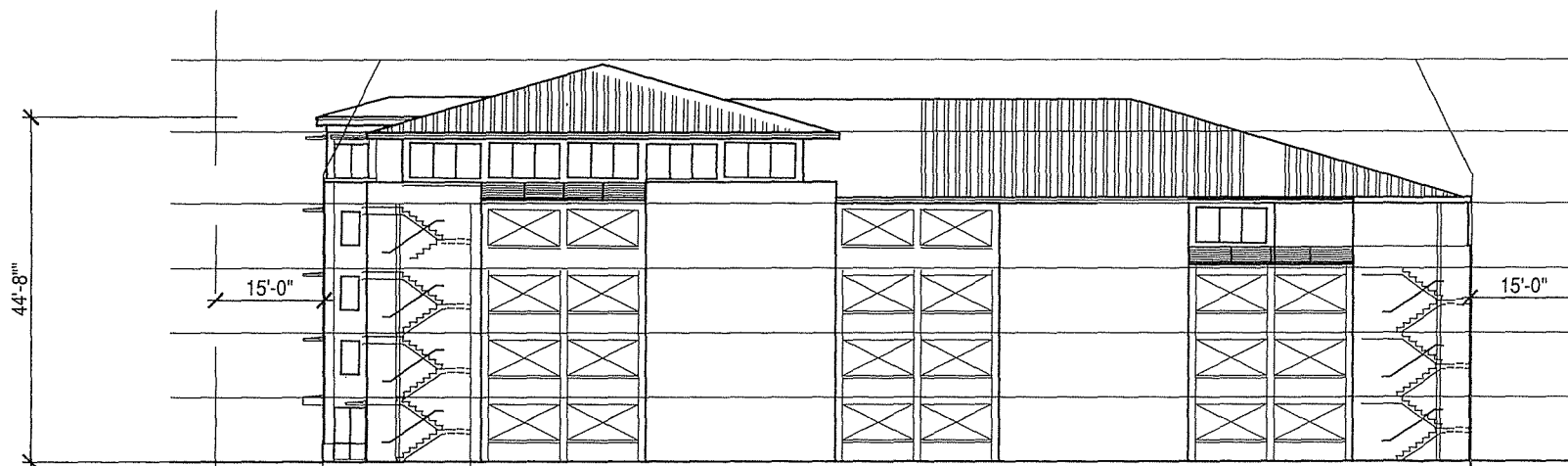
C1

PARISH HALL - FRONT ELEVATION (OHUA ST)

1/16" = 1'-0"

REF FROM:

0 4' 8' 16' 32'



A1

PARISH HALL - MAUKA ELEVATION

1/16" = 1'-0"

REF FROM:

0 4' 8' 16' 32'

PROGRESS SET

Not for Construction

PROJECT
SAINT AUGUSTINE
DEVELOPMENT PLAN

130 OHUA STREET
HONOLULU, HI
(1) 2-6-026: 012 & 015

MARK	DATE	DESCRIPTION
ISSUE:		

PROJECT NO:
CAD DWG FILE: A2 - A5 Floor Plans & Elevs.dwg
PLOTTED: Apr 16, 2012 - 3:42PM
DESIGNED BY: BSS
DRAWN BY: BSS
CHECKED BY: GM

SHEET TITLE
SAINT AUGUSTINE CHURCH
DEVELOPMENT PLAN

PARISH HALL
EXTERIOR ELEVATIONS

FIGURE 8

PROGRESS SET

Not for Construction

PROJECT

SAINT AUGUSTINE
DEVELOPMENT PLAN

130 OHUA STREET
HONOLULU, HI
(1) 2-6-026: 012 & 015

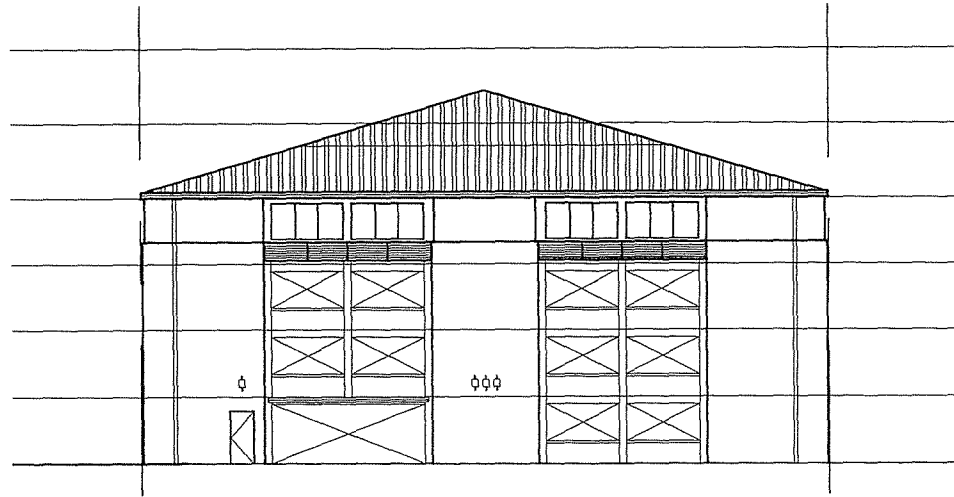
MARK	DATE	DESCRIPTION
ISSUE:		

PROJECT NO:	
CAD DWG FILE:	A2 - A5 Floor Plans & Elevs.dwg
PLOTTED:	Apr 16, 2012 - 3:43PM
DESIGNED BY:	BSS
DRAWN BY:	BSS
CHECKED BY:	GM

SHEET TITLE
SAINT AUGUSTINE CHURCH
DEVELOPMENT PLAN

PARISH HALL
EXTERIOR ELEVATIONS

FIGURE 9



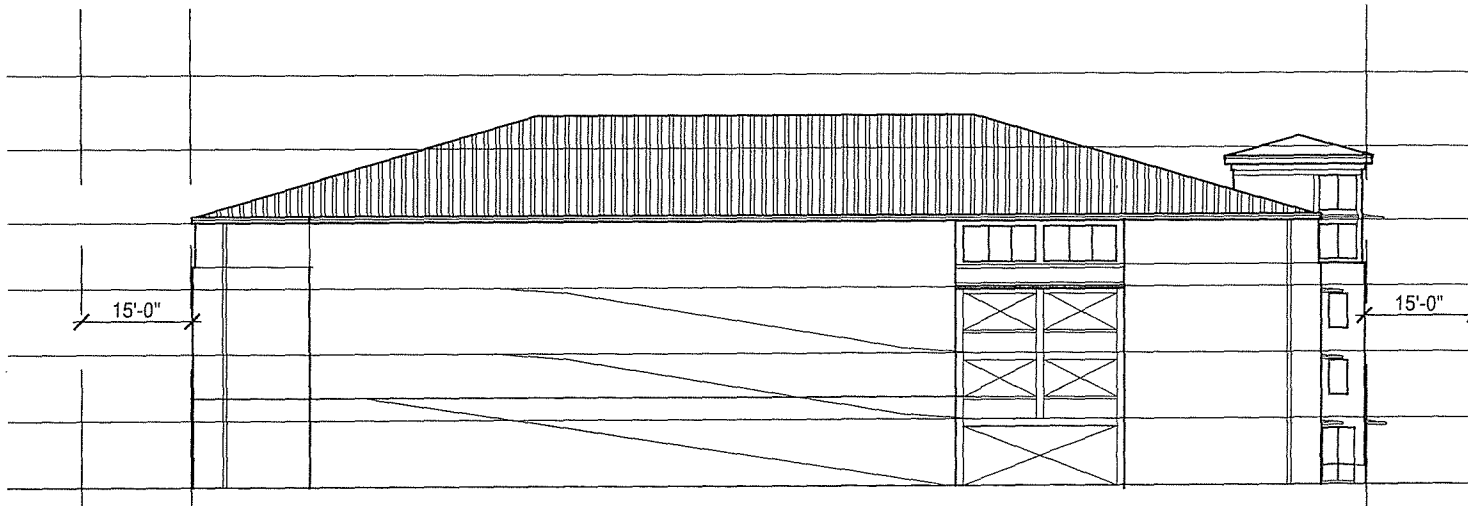
C1

PARISH HALL - REAR ELEVATION (KEALOHILANI AVE)

1/16" = 1'-0"

REF FROM:

0 4' 8' 16' 32'



A1

PARISH HALL - MAKAI ELEVATION

1/16" = 1'-0"

REF FROM:

0 4' 8' 16' 32'

CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII
C E R T I F I C A T E

RESOLUTION 12-195

Introduced: 07/31/12 By: ERNEST MARTIN (BR)

Committee: ZONING AND
PLANNING

Title: RESOLUTION GRANTING A SPECIAL MANAGEMENT AREA USE PERMIT FOR ST. AUGUSTINE BY-THE-SEA CHURCH TO CONSTRUCT A ST. DAMIEN MUSEUM; DEMOLISH AND REPLACE AN EXISTING PARISH HALL (INCLUDING A NEW MULTI-PURPOSE BUILDING WITH PARKING, PARISH HALL, OFFICES, AND STORAGE SPACES); AND APPURTENANT SITE IMPROVEMENTS.

Links: RES12-195
CR-312

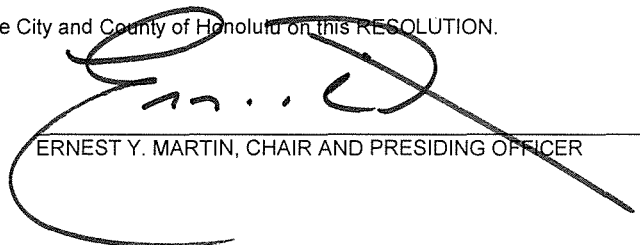
Voting Legend: Y= Aye, Y* = Aye w/Reservations, N = No, A = Absent, ABN = Abstain

NOTE: EFFECTIVE AUGUST 16, 2012, COUNCILMEMBER TULSI GABBARD, REPRESENTING COUNCIL DISTRICT VI, RESIGNED FROM OFFICE. (Refer to Communication CC-231)

ZONING AND PLANNING	08/30/12	CR-312 – RESOLUTION REPORTED OUT OF COMMITTEE FOR ADOPTION. CURRENT DEADLINE: 09/28/12.			
COUNCIL	09/12/12	CR-312 AND RESOLUTION 12-195 WERE ADOPTED.			
ANDERSON	Y	BERG	Y	CACHOLA	Y
HARIMOTO	Y	KOBAYASHI	Y	MARTIN	Y
				CHANG	Y
				GARCIA	Y

I hereby certify that the above is a true record of action by the Council of the City and County of Honolulu on this RESOLUTION.


BERNICE K. N. MAU, CITY CLERK


ERNEST Y. MARTIN, CHAIR AND PRESIDING OFFICER